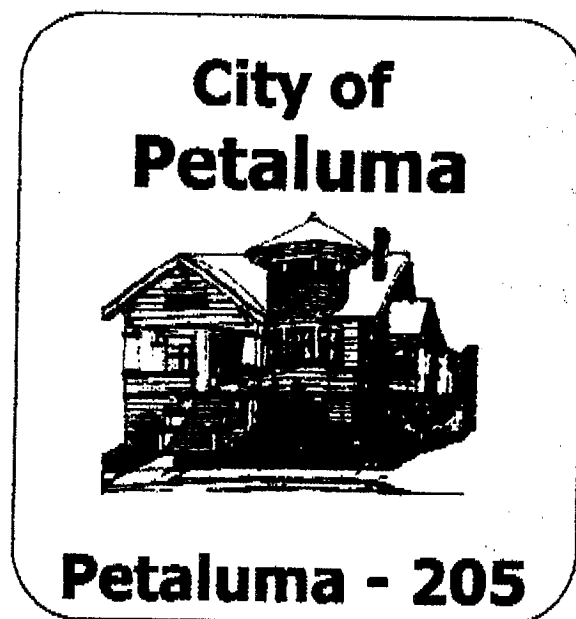


U. S. ARMY CORPS OF ENGINEERS
San Francisco District



AND
INTER AGENCY CONSPIRATORS



**CONSPIRACY
FILE**

Project Management Plan
Briefing Document

*FLOOD BY CHOICE TO DEVALUE
AND TAKE*

Revision A-3-16-98

HOW TO USE CITY COUNCIL

APPENDIX A

CONSPIRACY FILE**PROPERTY ACQUISITION PROCEDURE**

- ▶ Design Engineers complete drawings which include identification of property boundaries, location of take areas including easements and temporary construction easements, cross sections etc. following field inspection of each property.
- ▶ Based on the completed drawings, the surveyor or engineer prepares legal descriptions and graphics.
- ▶ Right of way consultant or City personnel mail letters to property owners with pamphlet explaining legal rights under the eminent domain process including the legal description and graphic
- ▶ City arranges neighborhood meetings with property owners to explain the project and provide specific impacts to each property
- ▶ City engages appraisers to value "takes" (Note that the appraisers need full working drawings to properly undertake their work because they are measuring the loss in value due to the impacts of the project)
- ▶ Right of way consultant reviews the appraisals and requests permission to begin negotiations with property owners.
- ▶ Following approval by the City Council, consultant arranges meetings with property owners in order to present the offers which must include logical reasoning for amount offered. Note that in some cases several meetings are needed to clarify impacts of project and often an engineer escorts the consultant in meetings with the property owners.
- ▶ If offer accepted, consultant drafts agreement which is tailored to specific property owners requests regarding saving trees, landscaping etc.
- ▶ If offer is rejected appraisers and consultants review property owners comments and if unable to revise values, City Council is requested to commence eminent domain proceedings. Note that this delays the process by several months
- ▶ Consultant arranges for document signing and notarization with property owners via the Title Company.
- ▶ Title Company contacts lenders in order to acquire partial releases from deeds of trust.
- ▶ Title company forwards documents for execution by City officials.
- ▶ Title Company closes escrow and records deeds.
- ▶ City forwards deeds and letter from City Attorney confirming ownership of property.